

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In Re:)	
)	Bankruptcy Case
EAGLE PROPERTIES AND)	No. 23-10566-KHK
INVESTMENTS LLC)	
)	Chapter 7
Debtor)	

TRUSTEE’S REPORT OF SALE

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 5/21/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 71 Lucy Avenue, Hummelstown, Pennsylvania (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	6/6/2024
Property Sold:	71 Lucy Avenue, Hummelstown, PA
Purchasers:	Monica Casa, LLC
Purchase Price:	\$205,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	\$16,400.00

Dated: 6/28/2024

Respectfully submitted,

/s/ H. Jason Gold
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117
PO Box 57359
Washington DC 20037
Chapter 7 Trustee



A. Settlement Statement (HUD-1)

B. Type of Loan					
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	4. File No. CTIC-COM-10033	7. Loan No. N/A	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower: Monica Casa, LLC 5538 General Knipe Drive Mechanicsburg, PA 17050		E. Name & Address of Seller: H. Jason Gold, Chapter 7 Bankruptcy Trustee Of The Bankruptcy Estate of Eagle Properties and Investments, LLC PO Box 57359 Washington Washington, DC 20037		F. Name & Address of Lender:	
G. Property Location: 71 Lucy Avenue Hummelstown, PA 17036		H. Settlement Agent: Conestoga Title Insurance Co. Place of Settlement: 27 South 34th Street Camp Hill, PA 17011		I. Settlement Date: 06/06/2024 Funding Date: 06/06/2024 Disbursement Date: 06/06/2024	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price	\$205,000.00	401. Contract sales price	\$205,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$4,456.05	403.	
104.		404.	
105.		405.	
Adjustment for items paid by seller in advance		Adjustment for items paid by seller in advance	
106. City/Town Taxes 06/06/2024 to 01/01/2025	\$71.06	406. City/Town Taxes 06/06/2024 to 01/01/2025	\$71.06
107. County Taxes 06/06/2024 to 01/01/2025	\$192.28	407. County Taxes 06/06/2024 to 01/01/2025	\$192.28
108. Assessments		408. Assessments	
109. School Taxes 06/06/2024 to 07/01/2024	\$66.75	409. School Taxes 06/06/2024 to 07/01/2024	\$66.75
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	\$209,786.14	420. Gross Amount Due to Seller	\$205,330.09
200. Amount Paid by or in Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit	\$10,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$205,330.09
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff to Bala Jain, LLC	
205.		505. Payoff of Second Mortgage	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/Town Taxes		510. City/Town Taxes	
211. County Taxes		511. County Taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$10,000.00	520. Total Reduction Amount Due Seller	\$205,330.09
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$209,786.14	601. Gross amount due to seller (line 420)	\$205,330.09
302. Less amounts paid by/for borrower (line 220)	\$10,000.00	602. Less reductions in amounts due seller (line 520)	\$205,330.09
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$199,786.14	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges		
700. Total Real Estate Broker Fees		
Division of commission (line 700) as follows:	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701. \$6,150.00 to Protus Realty, Inc.		
702. \$5,125.00 to Coldwell Banker Realty		
703. Commission paid at settlement		
704. Broker Fee to Protus Realty, Inc.		\$11,275.00
705. Broker Fee to Coldwell Banker Realty		\$495.00
	\$395.00	
800. Items Payable in Connection with Loan		
801. Our origination charge (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen (from GFE #2)		
803. Your adjusted origination charges (from GFE #A)		
804. Appraisal fee (from GFE #3)		
805. Credit report (from GFE #3)		
806. Tax service (from GFE #3)		
807. Flood certification (from GFE #3)		
808.		
809.		
810.		
811.		
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from 06/06/2024 to 07/01/2024 (from GFE #10)		
902. Mortgage insurance premium (from GFE #3)		
903. Homeowner's insurance (from GFE #11)		
904.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account (from GFE #9)		
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment \$0.00		
1100. Title Charges		
1101. Title services and lender's title insurance (from GFE #4)		
1102. Settlement or closing fee to Conestoga Title Insurance Co.		
1103. Owner's title insurance to Conestoga Title Insurance Co. (from GFE #5)	\$1,623.50	
1104. Lender's title insurance to Conestoga Title Insurance Co.		
1105. Lender's title policy limit \$		
1106. Owner's title policy limit \$205,000.00		
1107. Agent's portion of the total title insurance premium to Conestoga Title Insurance Co.		
1108. Underwriter's portion of the total title insurance premium to Conestoga Title Insurance Co. \$1,623.50		
1109.		
1110.		
1111.		
1200. Government Recording and Transfer Charges		
1201. Government recording charges (from GFE #7)	\$114.75	
1202. Deed \$114.75 Mortgage \$ Release \$78.75 to Dauphin County Recording Office		\$78.75
1203. Transfer taxes (from GFE #8)	\$2,050.00	
1204. City/County tax/stamps Deed \$2,050.00 Mortgage \$ to Dauphin County Recording Office		\$1,025.00
1205. State tax/stamps Deed \$2,050.00 Mortgage \$ to Dauphin County Recording Office		\$1,025.00
1206.		
1300. Additional Settlement Charges		
1301. Required services that you can shop for (from GFE #6)		
1302. 2024 County/Municipal Real Estate Taxes to Dauphin County Treasurer		\$482.38
1303. Final Sewer Escrow to Derry Township Municipal Authority		\$75.00
1304. Notary Fees to John N. Papoutsis	\$5.00	
1305. Tax Certification Fees to Conestoga Title Insurance Co.		\$37.50
1306. Bankruptcy Estate Payment to H. Jason Gold, Trustee		\$10,250.00
1307. 326(a) Trustee Commission to H. Jason Gold, Trustee		\$6,150.00
1308. Net Proceeds to Bala Jain, LLC		\$171,580.50
1309. Tax Claim to Dauphin County Tax Claim Bureau		\$2,795.96
1310. Closing Location Fee to JMGN Realty, LLC	\$250.00	
1311. Overnight Shipping Fee to Conestoga Title Insurance Co.	\$17.80	\$60.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	\$4,456.05	\$205,330.09

Monica Casa, LLC, a Virginia Limited Liability Company

By: *Monica Trejo*

Monica Trejo, Member

Date

H. Jason Gold, Chapter 7 Bankruptcy Trustee Of The Bankruptcy Estate of Eagle Properties and Investments, LLC, a Virginia Limited Liability Company

By: *H. Jason Gold Trustee*

06/04/2024

H. Jason Gold, Trustee

Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent *CTIC*Date *6-6-24*